

STATE OF TEXAS §

COUNTIES OF POTTER §

AND RANDALL §

CITY OF AMARILLO §

On August 14, 2013, the Comprehensive Plan Implementation Advisory Committee met in a scheduled session at 12:00 P.M. in the Commissioner's Conference Room in 303, on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
Bill Chudej	Yes	19	12
Bob Juba, Chair	Yes	19	15
Wes Knapp	Yes	19	16
Don Sanders, Vice Chair	No	19	17
Eddie Scott	No	19	14
Howard Smith	Yes	19	18
Dana Walton	Yes	19	13
Milford Burrell	No	16	14
Steve Rogers	Yes	3	2

CITY STAFF:

Kelley Shaw, Planning Director
Kathleen Collins, Planner II

OTHERS IN ATTENDANCE:

Alan Abraham
Kevin Locke
Muff London

Chairman Bob Juba opened the meeting, established a quorum, and conducted the consideration of the following items beginning with ITEM 1.

ITEM 1: Approve the minutes of the Committee's June 12, 2013 meeting

Mr. Juba asked if there were any questions on the previous meeting's minutes, hearing none, Mr. Chudej motioned to accept the minutes, Mr. Knapp seconded the motion and they were unanimously approved.

ITEM 2: Report by Staff on amendments related to elements within the Downtown Amarillo Urban Design Standards and the related development review process

Mr. Juba invited Mr. Shaw to discuss this item. Mr. Shaw noted the Downtown Amarillo Urban Design Standards were implemented to protect the public's interest as well as adjacent property owner's interests. The standards have been in place for a few years and several community members have requested clarification on specific standards. Thru project review and community involvement, City staff are working toward amending specific areas within the Downtown Amarillo Urban Design Standards. Several completed projects include the Potter County Courthouse streetscape and benches, Happy State Bank, and an Amarillo College parking lot. New projects include streetscape improvements along both sides of Buchanan St. from SE 10th Ave. to SE 6th Ave.

ITEM 3: Discuss Subdivision Improvement Regulations

a) Standards that apply to suburban and urban development.

Mr. Shaw explained that current minimum standards for streets width, curb and gutter, and alleys are applied equally for suburban and urban development. In some instances, suburban developers request waivers for both standards to keep with the rural feel of the community. Mr. Rogers questioned the enforcement of such regulations in the Extraterritorial Jurisdiction (ETJ). Mr. Shaw noted that while properties in the ETJ are not zoned, they must meet platting requirements and in many instances, State Law requires suburban properties to be platted. Part of the plat review for ETJ properties include verifying street widths, paving standards, and curb and gutter standards. A section within the Comprehensive Plan points out the need for larger rural or estate type development possibly with strip paved roads and culverts inside City Limits. Allowing such flexibility in the City Limits may reduce one-acre lot developments in the ETJ.

b) Timing of improvements.

Mr. Shaw stated that public improvements within the ETJ can be cumbersome on single lot owners whose properties are not adjacent to existing paved streets. He mentioned an example where a developer on the edge of Amarillo wanted to place a structure on the lot. By City Standards, the owner would have to dedicate additional Right-of-Way adjacent to the lot as well as pave a considerable length of street with curb and gutter to the intersection of the nearest existing paved street. This was not economically feasible for the single lot owner. Mr. Shaw mentioned there are options which other Cities use in such situations. One option could be filing a document with the plat which states the then property owner agrees to participate in their share of public improvements adjacent to the property. Another option could be assessing property owners for their portion of public improvement. Yet another option could be putting up money before improvements are constructed. Mr. Shaw stated there are numerous variables and issues with each option. He also mentioned that the ETJ is problematic for other regional cities.

c) Alley requirements.

Mr. Shaw explained that alleys are required adjacent to all platted lots. Ms. Walton asked if alleys are typically used specifically for trash collection. Mr. Shaw noted that alleys are normally used for trash collection, public utility placement, and drainage. As previously mentioned, a developer may request an alley waiver if a unique situation is identified such as residential lots backing onto golf courses or parkways. Alley waivers may be granted for commercial developments if the owner can demonstrate the alley would not benefit the development.

ITEM 4: Public Forum: Comments from interested citizens on matters directly pertaining to City policies, programs or services

None.

Kelley Shaw
Planning Director